

Call to Order:

The meeting was called to order at 7:20 p.m. Present were Chair, Joan Duff, members Vincent Chiozzi, Jay Doherty, Eric Macaux and associate member Zach Bergeron; also present were Lisa Schwarz, Senior Planner and Jacki Byerley, Town Planner

Ferry Crossing:

Ms. Duff opened the public hearings on an application by 289 River Road LLC for a Definitive Subdivision Plan, a Special Permit for Cluster Development and a Special Permit for Earth Movement for Ferry Crossing, a proposed 6-lot subdivision located at 289 River Road. Ms. Byerley stated that the hearings had been kept open for final reviews by ESS Group and the DPW. Those reviews are complete, the applicant has addressed comments and the Board has been provided a recommendation.

On a motion by Mr. Macaux, seconded by Mr. Bergeron, the Board moved to close the public hearings for Ferry Crossing a Definitive Subdivision, Special Permit for Cluster Development and Special Permit for Earth Movement. **Vote:** Unanimous (5-0).

Ferry Crossing Deliberations:

Ms. Byerley reviewed the requirements the Board must consider in for a Special Permit for Cluster Development, and stated that all of the requirements have been met. Mr. Doherty noted that he felt the cluster was the best option for this piece of land, and Ms. Duff added that a great benefit of the cluster is the access to the AVIS land.

Ms. Byerley reviewed the recommended 43 conditions of approval for this subdivision. She informed the Board that there needed to be corrections made to two conditions in the memo provided. Condition # 6 should read “6 building lots” instead of 5 and Condition # 43 should be revised to begin the first sentence with “At the time of the construction of the individual lots...”

Ms. Byerley went over the specific conditions for the subdivision. Condition 20a describes the short and long term maintenance requirements of the stormwater management systems. Condition #40 addresses the sidewalk waiver request and allows for the developer to make a deposit in the Town’s sidewalk fund. Condition # 41 states that the pavement overlay on River Road must be completed within 1 year of the sewer installation. Mr. Doherty asked when the HOA documents would be drafted. Ms. Byerley answered that they are drafted after the approval and before the clearance certificates were granted. Mr. Doherty then asked if the Board would see the HOA documents and Ms. Byerley assured him that the documents would come to the Board for final approval.

On a motion by Mr. Macaux seconded by Mr. Bergeron the Board moved to find that the cluster subdivision as a whole makes the best feasible design of existing topography and complies with the requirements of Section 6.3, the findings of Section 7.1.5, Section 9.4 of the Andover Zoning Bylaw, is in conformance with the Andover Zoning Bylaw, is in conformance with the Subdivision Control Law, the Rules and Regulations Governing the Subdivision of Land in the Town of Andover, and the recommendations of the Board of Health. Mr. Macaux further moved that the Board grant the waivers to construct a sidewalk as requested and to approve with conditions the application for a Definitive Subdivision Plan, Special Permit for Cluster

Ferry Crossing Deliberations (cont'd):

Development and the Special Permit for Earth Movement entitled "Ferry Crossing" subject to the conditions as drafted with edits. **Vote:** Unanimous (5-0).

Scope of Work - Town Park Master Plan:

Ms. Duff opened the public meeting on the Scope of Work for the Town Park Master Plan. Lisa Schwarz, Senior Planner reviewed the last two meetings of this process and stated the next step is to create an existing conditions plan. A site walk will be scheduled before the next public meeting.

Irina O'Brien, 15 Elm Court, a representative from the Andover Playground Initiative gave a presentation for a playground in the downtown area, specifically the Park or the Playstead. She stated a playground in the downtown area aligns with the 2012 Master Plan goals which call for the creation of pocket parks in dense neighborhoods throughout town and to design and build accessible playgrounds throughout Town. There is currently no play area for small children within a half mile walk of the downtown. A playground would complement existing activities in the Park and help support downtown businesses by increasing foot traffic. Ms. O'Brien showed a visual rendering of a playground in the Park as well as possible locations in the Park and Playstead. She informed the Board that her group had an information table at Andover Day and they collected 190 signatures of support. She asked the Board to consider a playground in their Master Plan. Mr. Doherty asked the dimensions of the playground depicted in the Playstead near Chestnut Court. Ms. O'Brien stated that the dimensions were 85ft x 125 ft.

Alfred Dusey of 18 Algonquin Avenue stated that he doesn't want anything to change in the Park and he doesn't want the cannon to be removed. If people want swings they can put them in their own backyard. Ms. Duff answered that the Park belongs to the Town and it has to serve a variety of needs for everyone in the Town. The plan being put together is to serve all age groups.

Mr. Bergeron asked Ms. O'Brien if she had traffic data. Ms. O'Brien stated that she did not because they consider the area to be walkable. Ms. Duff asked if the group had looked beyond a ½ mile. Ms. O'Brien responded that there is the Ballardvale playground, a playground on Cuba Street and Penguin Park in lower Shawsheen.

Susan Stott of 30 Pasho Street stated that one thing she feels is missing from the center of Town is a playground. Her husband was a veteran who took great joy in his grandchildren. The men honored at the memorials in the Park were not more than teenagers themselves. The whole community enjoys and benefits from the Park. A play area for small children will not take anything away from the Park, and it would make Andover greener with more people walking to it.

Doug Dunbar of 8 Alden Road stated that he agrees with Ms. Stott and that a playground in the downtown would make Andover a better place. The Park is not a cemetery. The memorials have their own space and you are not stomping on graves by playing there. The playground in Ms. O'Brien's rendering is shown at a respectable distance from the memorials.

Scope of Work - Town Park Master Plan (cont'd):

Pat Scanlon of 34 Washington Avenue, a Vietnam Veteran and a member of Veterans for Peace stated that he brought his kids to the Park to play all of the time before the monuments were erected. The Park is a public space and the veterans chose to put their monuments in a public space. He cannot think of one veteran who would be opposed to a place for young children to play.

Chris Joel of 6 Hiddenfield Road informed the Board that he is a Gulf War veteran and he is very surprised to hear that a playground is an issue. As a community we should be inclusive, not divisive.

Ann Grecoe of 49 Whittier Street asked if the group has looked into putting the playground in the field next to the Youth Center. If you put it there you would not have to worry about safety, but in the Park she would be concerned about the traffic. If you had to put a fence up, it would take away from the Park. Ms. O'Brien pointed out that they did show an alternative location in the Playstead, and these two locations are what they have researched.

Merit Tukiainen of 15 Nutmeg Lane, native of Finland stated that in Europe the parks and town squares are filled with many generations enjoying the public space together. Making the Park an area that many generations can enjoy will bring a nice element to the downtown.

Lauren Brown of 295 South Main Street stated that she moved to New England in January and bought a house in downtown Andover in April. She specifically wanted to live in a downtown area, but didn't realize there wouldn't be a playground within walking distance. She has a one year old child, so a playground is a nice place for her to meet other mothers and for her child to meet other children. She will not let her child climb on the cannon or play on the memorials out of respect, so when they go to the Park all her child can do is sit on a bench. There should be a place where a child could play and not disrupt the memorials.

John Petty of 10 Talbot Road, an 86 year resident stated that as a child he lived on Whittier Street and he played in the Park without any apparatus. The Playstead is a better choice for a playground and an area off of Chestnut Court can be expanded for parking, which would keep traffic off of Whittier Court. He is against making any changes to the beautiful area that is the Park, regardless of the memorials.

Cal Deyermond of 2 Tanglewood Way South stated that the small playground area depicted in the Park could be dropped anywhere in the Playstead and there would be a distance of only 100-200 yards. It would be a short walk without any traffic. He has heard an argument that people want the play area in the Park to segregate small children from the middle school kids, but he doesn't feel that middle school kids are interested in playing in a playground. The Park is already multi-generational, and a place for respite, and the Playstead a place to play.

Ted Teichert of 5 Dufton Road added that down the road you could expand more at the Playstead than the Park. There could be swings and slides and everything that belongs at a playground.

Scope of Work - Town Park Master Plan (cont'd):

Simone Cote of 225 Highland Road stated that she chose to move to Andover for the active and vibrant downtown. She moved here from Somerville and her kids were used to walking everywhere. They are now finding the lack of things to walk to in Town to be frustrating. Many families are leaving the City and looking for suburban spaces that offer the amenities that the cities offer. If the Town wants to be green, she doesn't see why a walkable downtown park is an issue. She has play space in her backyard, but neighborhood parks are a great place to interact with other families. The kids look at the cannon and all they want to do is climb on it which she doesn't feel is appropriate.

Mike Roli of 2 College Circle stated he doesn't feel that anyone is saying they don't want a playground downtown; people just do not want it in the Park and prefer the Playstead. Ms. Schwarz asked the audience if the Planning Board recommended a playground in the larger Playstead if it would be supported by the community and a majority of the audience agreed that it would. Mr. Roli added that the Park is a place of serenity and there are plenty of areas for kids to romp around. What the Park does need is more beautification and better seating. Cal Deyermund stated that all area Towns with commons such as the Park do not have play areas in them. Andover is not unique in not having a playground in the Park.

Tara Wilson of 169 Summer Street stated that she has a 3 and a 5 year old who are always asking to be driven to a park. Newburyport and North Conway, NH have great small parks in their vibrant downtown areas. A playground could complement the events held at the Park such as Clown Town. Divisiveness on the issue shouldn't cause the Park location to be taken off the table.

Ted Teichert asked what the process was for a new use in the Park because he is looking into having a temporary ice skating rink in the Park. Ms. Schwarz answered that one would need to go through the Board of Selectmen for approval for something like that.

Kay Berthold Frishman of 21 Stratford Road stated that she would love to have a place where her two young grandchildren can play.

Ann Grecoe asked how much a play area would affect the events that are held in the Park and Mr. Macaux stated that it was not something that the Board was looking at right now. Ms. Schwarz added that anything proposed would ultimately go to the Selectmen for approval.

Ted Whitman of 195 Haggetts Pond Road stated that he brings his grandchildren to their sporting events and when their younger siblings get bored they can go to the playground to play. He would like to see a playground in the Playstead area for younger children.

Jim Redford of 24 Wildwood Road stated that the Park is a quiet place of respect. The Playstead is a fun place where he can see a playground. He would like the Park to remain green.

Susan Ratyna of 67 Sunset Rock Road stated that she is a proud veteran and a proud Andover citizen and member of the Patriotic Holiday Committee. Families walking through the Park have an opportunity to point out the memorials to their children and educate them on the Town, who

Scope of Work - Town Park Master Plan (cont'd):

we are as a people, and teach them respect for the flag. Even the man in the editorial page who didn't like the cannon agreed that the Park was a place of serenity.

Susan Stott suggested that Ms. Schwarz get a programming schedule for the Playstead, so that nothing is put there that would interfere with the athletic activities.

29 Boutwell Road:

Ms. Duff opened the public hearings for a Definitive Subdivision and Special Permit for Earth Movement for a 4-lot subdivision located at 29 Boutwell Road.

Ms. Byerley informed the Board that the applicant has applied for a Definitive Subdivision Plan for a 4-lot subdivision. There is an existing house on the lot that will be torn down. The developer is going to provide information at a later date on if the street will be public or a private way. The street meets all of the requirements for a public way but it is shown as a private way. Ms. Byerley reviewed the comments from the IDR. The fire department would like a hydrant to be relocated to the lot line of lots 3 & 4 and have requested that the developer change the proposed street name. The Conservation Commission held their first meeting for the Notice of Intent on the road and utilities. There are wetlands on site that the water loop will go through. The DPW has submitted a memo that the applicant's engineer will begin working on to address. A peer review is being conducted by Horsley Witten Group in conjunction with Conservation's review.

John Boardman of Hancock Associates gave an overview of the neighborhood. The development will have a 750 ft long cul-de-sac serving 4 new homes. A Notice of Intent has been filed with Conservation for the construction of the road and the utilities. The water line will be looped to Knollcrest Drive through an existing easement and the site will be serviced by Town water off of Boutwell. A separate NOI will be filed with Conservation for the water line construction. Each lot will have individual septic systems. The drainage will be a standard catch basin to drain manhole system that will discharge to a subsurface infiltration system. The applicant will be asking for a waiver request on sidewalks at the suggestion of the DPW because there are no sidewalks to connect to on Boutwell. The developer has decided that the road will be a public way and they will relocate the hydrant. The new road name suggestion is Fraser Farm Lane or Fraser Farm Circle.

Mr. Doherty asked if the plan was showing a pond in the vicinity and Mr. Boardman answered that there is a wetland off locus on an abutting property that resembles an old farm pond. The utility easement runs right past it. Mr. Doherty asked how far Knollcrest Drive is and Mr. Boardman answered 1 lot away so about 200 ft.

Ms. Byerley asked Mr. Boardman if a letter was sent to the owners of the properties with the utility easement informing them that construction would be taking place. Mr. Boardman answered that a letter was sent and he believes the homeowners were at the Conservation Commission meeting. Mr. Chiozzi asked if the drainage is on a separate lot and Mr. Boardman showed it as Parcel A on the map. Mr. Chiozzi asked if there would be a Homeowner's Association and Ms. Byerley answered that there would.

29 Boutwell Road(cont'd):

Ms. Byerley stated that the peer reviewer has asked that the construction sequence for the installation of the water line be detailed as well as the dewatering procedure and the timeline of installation. Ms. Byerley requested that the applicant file the NOI for the water line as soon as possible so that the Board can see the outcome during the Planning public hearing process. Mr. Boardman stated that the NOI application has been prepared and it is currently in the hands of the Town Engineer for review. Once they get it back from him it will be submitted. Ms. Byerley asked Mr. Boardman if test pitting had been done at the infiltration systems and Mr. Boardman answered that it had been done on Friday, October 4th and would be submitted.

Ms. Duff asked if Conservation was okay with the water main going through the wetland. Ms. Byerley explained that the NOI for the water line hasn't been filed yet with Conservation. Separate NOIs are needed for the roadway, water line and the individual lots, and this Board should be concerned about the roadway construction and the water line. Mr. Boardman stated that Conservation understands the need for the work. Ms. Duff asked if a water line has been put through a wetland before and Ms. Byerley answered that she had never seen it done. Mr. Bergeron asked if the wetland could be replicated elsewhere. Mr. Boardman explained that it is a temporary disturbance and the wetlands will return. Mr. Chiozzi asked how long the water line is through the wetlands, and Mr. Boardman stated that it is roughly under 200 ft. and that it is not in standing water swamp. They will try to do the work in August when it is drier. Ms. Duff asked if someone from Conservation to come to a meeting. Ms. Byerley stated that she didn't know when they would be on the Conservation agenda, but she would like their input. Ms. Byerley noted that sequencing is very important in the process, so it is necessary to know what Conservation restrictions are put on the water line before she decides timing for other actions.

Ms. Byerley informed the Board that DPW's memo addresses the applicant using an assumed datum instead of the required benchmark for surveying elevations. If they used the required benchmark, they would have to change the contours and base elevations shown on the current plans. Mr. Boardman stated that the regulations call for benchmarks to be based off of the "Environmental Science Services administrative benchmarks," and Environmental Science Services no longer exists, it was taken over by NOA. The benchmark is to be based off of the closest benchmark within 1,000 ft, or an assumed benchmark can be used. The closest NOA benchmark they found is 6,000 ft away. Ms. Byerley informed the Board that all conditions of approval require the submission of AutoCAD files that are incorporated into the Town's GIS system. If the plans have incorrect information, the Town will not be able to incorporate them into the GIS system. This has never been an issue before because most people call the DPW to get the information they need. Mr. Macaux asked Ms. Byerley if she has checked to see if the closest benchmark is 6,000 ft away. Ms. Byerley stated that the Town Engineer says there is a benchmark within 1,000 ft. Mr. Boardman stated that his surveyor could not find a closer NOA benchmark, but there may be a closer benchmark put in place by another engineering company. He felt a compromise may be that the as-builts have the correct elevations. Mr. Chiozzi asked what the Board of Health requires for a septic system design and Mr. Boardman stated that there were no elevation datum requirements. Mr. Chiozzi asked if the water table has an artificial benchmark and Mr. Boardman answered that it does. Mr. Macaux suggested that Mr. Boardman have a conversation with DPW. Ms. Byerley added that he should put any explanations or proposed alternatives in writing for the Board.

29 Boutwell Road(cont'd):

On a motion from Mr. Macaux seconded by Mr. Doherty the Board moved to continue the public hearings for 29 Boutwell Road Definitive Subdivision and Special Permit for Earth Movement to November 12th at 8:00 p.m. **Vote:** Unanimous (5-0).

The Park:

The Board scheduled a site walk for the Park and surrounding areas for Thursday, October 24th at 8 a.m.

Restaurant Depot – 146 Dascomb Road:

Ms. Duff opened the public hearings on an application filed by Restaurant Depot for an ID2 Use Special Permit for a Grocery Use and a Change in Parking Requirements Special Permit at 146 Dascomb Road.

Brian McCarthy of R.J. O'Connell & Associates, representing the applicant reviewed the existing conditions and topography of the site. The 23.3 acre parcel is located at Dascomb Road and Smith Drive, abutting Interstate 93. It is accessed off of driveways from Smith Drive. The building is currently owned by Brockway Smith. There is an intermittent stream in the northwest corner of the property and a wetland area in the southwest end of Smith Drive. There are two existing buildings on the site as well as a cell tower. The main building is 247, 130 s.f. and has warehouse, manufacturing and office space. There is currently employee parking and loading docks onsite. Stormwater is managed by catch basins, piping, detention basins and swales. The building is serviced by a 12" water main in Smith Drive and there is also a 400,000 gallon water storage tank and pump house onsite for the sprinkler system.

Restaurant Depot will use 86,600 s.f. of the southern end of the existing building for a wholesale grocery use. There will be new parking constructed at the southern end of the property with 213 spaces and a future of 17 spaces. Parking regulations for a grocery use call for 1 space for every 300 s.f., which calculates, to 289 spaces. Data collected from their other stores shows a need of approximately 2 ½ spaces per 1,000 s.f, which is 217 spaces for this size store. They will be providing 230 spaces. There will be separate access drives for parking and loading docks from Smith Drive.

Mr. McCarthy showed landscape plans for the site, and stated that the detention basin will be reworked and a new stormwater system will be installed. There will be a new water service from a 12" main, and the storage tank and pump house will remain in place. The sewer discharges to Tewksbury and an agreement is in place between Tewksbury and Brockway Smith. That agreement will be amended naming Restaurant Depot as the new owners of the building. An application has been submitted to Conservation to perform work within the buffer zone. They will also need sewer connection permits from both Andover and Tewksbury.

Mr. Chiozzi asked if parking would be physically segregated and Mr. McCarthy stated that there will still be an open access drive that vehicles can pass through. Mr. Bergeron asked if there is an elevation change between the parking areas and Mr. McCarthy stated that there is a slight slope, but it is relatively flat. Ms. Duff asked if the existing parking in the north section of the property is completely used by Brockway Smith and Mr. McCarthy answered that it was. Larry

Restaurant Depot – 146 Dascomb Road(cont'd):

Cohen of Restaurant Depot stated that they have 101 locations with 2 in Massachusetts and the parking will be sufficient. They have found that they do not generate the traffic or parking of a regular retailer. They are looking to condo off and sell the other part of the building.

Ken Cram from Bayside Engineering, the developer's traffic consultant stated that it is important to note that this is a BJ's like facility requiring a membership, and only restaurateurs can obtain a membership. Mr. Chiozzi asked if the loading docks were for loading and Mr. Cohen stated that the loading docks would be for deliveries only. Mr. Cram added that from his observations, the majority of vehicles are large SUVs and panel vans. Mr. Doherty asked what the busiest time of day was, and Mr. Cohen answered between 4PM and 6PM. Mr. Bergeron asked how that compared with the peak usage for I-93. Mr. Cram answered based on the Restaurant Depot data, 96 trips in the morning and 74 in the afternoon, with a daily number of 826, if you cut that in half the number of cars coming to the site is about 413 with most of the cars coming from the east. Mr. Chiozzi asked what the north/south split is on Interstate 93. Mr. Cram answered that 40% would be going south and 30% would be going north on Interstate 93, 20% would be going west into Tewksbury and 10% would be going east into Andover. Mr. Macaux commented that the peak use is the afternoon rush hour. Mr. Cram noted that traffic improvements are already planned for that area with Andover and Tewksbury.

Mr. Chiozzi asked how much of the building will be left empty. Mr. Cohen answered 150,000 s.f. Mr. Macaux commented that Restaurant Depot has the first mover advantage because any subsequent development would be under increased traffic scrutiny. Mr. Bergeron noted that at peak time traffic in that area is a nightmare. Mr. Chiozzi asked how many employees there would be. Mr. Cohen answered 35 full time employees and Mr. Cohen added that the store would be open 7 days a week for 12 hours days and the 35 employees would be spread out over that time.

Mr. Bergeron asked how they can ensure that the projections are accurate. Ms. Byerley asked Mr. Cram to explain what was included in his future build. Mr. Cram stated that the future build included a background growth rate, the 63,000 s.f. of vacant office space in Andover at the corner of Frontage Road and the off ramp, current Tewksbury projects and existing space being kept as warehouse.

Mr. Chiozzi asked if a peer review should be done on the traffic report or if DPW should review it. Ms. Byerley stated that she spoke with the Police Safety Officer and he did not believe a police detail will be needed. Mr. Macaux noted that 80% of the traffic would be taking a right onto Dascomb Road. Ms. Duff asked if there was a timeline for the new traffic light at East Street/Dascomb Road and Shawsheen Street. Mr. Cram answered that 75% of the easements have been secured. Mr. Macaux asked if they have financing and Mr. Cram answered that they do. Ms. Duff asked if a peer review would be necessary and Ms. Byerley informed her that a peer review would only tell them if Mr. Cram was using the correct numbers.

On a motion from Mr. Bergeron seconded by Mr. Doherty the Board moved to continue the public hearings for ID2 Use Special Permit and Change in Parking Requirements Special Permit for 146 Dascomb Road, Restaurant Depot to October 22nd at 8:00 p.m. **Vote:** Unanimous (5-0).

Merrimack Valley YMCA – 165 Haverhill Street:

Ms. Duff opened the public hearing on an application submitted by the Merrimack Valley YMCA for a Special Permit for Major Non-Residential Project for an expansion and renovation of their existing facility located at 165 Haverhill Street.

Rick Feldman of Feldman Development Partners, representing the applicant gave an overview of the existing conditions of the property. He then reviewed the two proposed additions to the existing building. There will be a 3,000 s.f. one-story addition for a childcare center to the front of the eastern portion of the building. An existing addition on the western end of the building that was built thirteen years ago will be torn down for a new 2 ½ story high addition featuring a new main entranceway, family pool, weight training facility, senior center and a physical therapy center operated by Lawrence General Health. The current entrance will be eliminated and a new walkway will bring you to the main entrance all of which will be ADA compliant. The senior center and physical therapy center will be on the lower level of the new addition accessed by a separate entrance. Mr. Macaux asked if the building would have three total entrances, a main entrance, an entrance at the child care facility and an entrance at the senior center. Mr. Feldman answered that he was correct, but the entrance for the senior center will be a common entrance with the physical therapy center.

Ms. Byerley informed the Board the IDR was held today, CEI has been contracted to perform a peer review, and one review was given to the applicant today. The water and sewer departments will be working with the applicant on the connection to Andover's water system as the facility is currently connected to North Andover. They are also working on proper sewer capacity for the addition and a phasing plan for pool discharge. The applicant will have to file an NOI with the Conservation Commission and they will be working with them to update the wetlands in the rear of the property. During an informal IDR, the fire department had requested access at the rear of the building, so the plans now show an 18 ft paved drive at the rear for emergency access. The fire department will be reviewing the access to make sure that truck will not hit cars on the way out. The Board of Health will be working with the applicant on the kitchen facilities and sewer connections. Ms. Duff asked if there were any comments at the IDR on the physical layout of the building and Ms. Byerley told her that there was not.

Mr. Doherty asked how many parking spaces were going to be added and Mr. Feldman replied 141 new spaces. Mr. Bergeon asked if they are taking away any existing spaces and Mr. Feldman answered that they would be reconfiguring some parking at the entrance and relocating those spaces. Mr. Macaux asked if there would be a change in parking flow and Mr. Feldman answered that the only change would be that the child care drop off area will be two-way. Mr. Doherty asked if the senior center would be accessed through the main entrance. Mr. Feldman stated that the senior center would have a private entrance and they could come in to the main building through a control point. Mr. Doherty asked if the majority of the handicapped parking would be on the senior center side of the building and Mr. Feldman answered that it would and there would also be a turnaround for the senior shuttle bus. Mr. Bergeron asked what the expectation of added cars would be. Mr. Feldman answered that parking is based on a calculation performed by a firm that specializes in YMCA design, and the parking they are providing exceeds zoning requirements. Mr. Doherty asked what the current membership is.

Merrimack Valley YMCA – 165 Haverhill Street (cont'd):

Gary Morrelli of the YMCA stated that membership is at 4200 units, which can include a family, so there are 8100 total members.

Kay Lambert of 174 Haverhill Street stated that she lives at Coachman's Ridge which has about 80 condo units and 200 residents. She is concerned about traffic because the exits from both Coachman's Ridge and the YMCA onto Route 133 are directly across from each other. She thinks that increased bussing with the new facilities will cause even more traffic. During peak hours the cars going to Route 114 can be backed up to High Street which causes a problem for people taking a left out of the YMCA onto Route 133. She would like a traffic study to be done and stated that she would welcome a traffic light or driveway that exited in a different direction.

Domenic Terranova, an attorney representing the Trustees of Andover Gardens Condominiums expressed concern about an increase in drainage from an existing brook that flows through his clients' property to High Street. The brook has been a problem in the past and his concern is that there will be increased flows that will cause erosion. Mr. Feldman stated that a lot of the problems are downstream, off of the YMCA property on the condominium property where the headwall is deteriorating. The design calls for underground chambers which will not increase any flow into the culvert. Mr. Terranova asked where the headwall was located and Mr. Feldman pointed to an area on the condominium parcel. Mr. Bergeron asked if the design added additional water to the culvert and Mr. Feldman stated that it would not. Drainage would be managed onsite and go into the ground and not be distributed to the condominium's property.

Mr. Terranova asked where the increased flow from the impervious areas gets distributed. Paul Marchionda of Marchionda & Associates, the engineer on the project, stated that the drainage is piped out to the Haverhill Street drainage system. Mr. Terranova asked if that system captures everything. Mr. Marchionda replied that there is still an existing condition of water that naturally goes towards the condos, but they are reducing the watershed so there will be less water going that way. Any increased water from the addition will be captured and piped into the drainage system. Mr. Terranova asked what would be done to reduce the flow from the new parking. Mr. Marchionda stated that it is all being captured or balanced out so that there is not an increased flow from the site. Ms. Byerley stated that a third party peer reviewer is looking at the drainage and additional information on that will be provided at the next meeting.

Michael Frishman, 11 Crescent Drive, an Andover Gardens Condominium Trustee asked how much of the wooded buffer on the western border of the property would come down. Mr. Feldman stated that the addition on the west side will come close to the tree line so the buffer will remain. The Board pointed out that trees will come down for parking and Mr. Feldman agreed that some of the trees would come down. Mr. Macaux asked Mr. Feldman if he had a landscaping plan and Mr. Feldman stated that they will provide one. Mr. Frishman noted that the fans on the pool are loud and face the condos, and this would be an opportunity to relocate those fans. Mr. Feldman stated that they will be renovating the mechanical system of the pool. Ms. Byerley requested that Mr. Feldman provide an overlay plan and the Board requested he provide some traffic information for the next meeting.

Merrimack Valley YMCA – 165 Haverhill Street (cont'd):

On a motion by Mr. Bergeron seconded by Mr. Doherty, the Board moved to continue the public hearing on an application submitted by the Merrimack Valley YMCA for a Special Permit for Major Non-Residential Project to November 12th at 8:15 p.m. **Vote:** Unanimous (5-0).

The Board discussed dates and times for Planning Board meetings for the rest of 2013. The Board set meetings for November 12th, December 3rd and December 17th.

Adjournment: The meeting was adjourned at 10:17 p.m.